

A. Settlement StatementU.S. Department of Housing
and Urban Development

OMB Approval No. 2502-0285



B. Type of Loan					
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number 12-180	7. Loan Number	8. Mortgage Insurance Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals.					
D. Name and Address of Borrower Andrea Manafort 1048 N. Edgewood Street Arlington, VA 22201		E. Name and Address of Seller Donald Michael Abrashoff Bruce A. Carter [REDACTED] W. 22nd Street Miami Beach, FL 33140		F. Name and Address of Lender	
G. Property Location 1048 N. Edgewood Street Arlington, VA 22201			H. Settlement Agent Land, Carroll & Blair PC Place of Settlement [REDACTED] King Street Alexandria, VA 22314		I. Settlement Date 09/10/12
J. SUMMARY OF BORROWER'S TRANSACTION:			K. SUMMARY OF SELLER'S TRANSACTION:		
100. GROSS AMOUNT DUE FROM BORROWER			400. GROSS AMOUNT DUE TO SELLER		
101. Contract sales price		1,899,000.00	401. Contract sales price		1,899,000.00
102. Personal property			402. Personal property		
103. Settlement charges to borrower (line 1400)		11,728.00	403.		
104.			404.		
105.			405.		
Adjustments for items paid by seller in advance			Adjustments for items paid by seller in advance		
106. City/town taxes	to		406. City/town taxes	to	
107. County taxes	09/10 to 12/31	3,735.64	407. County taxes	09/10 to 12/31	3,735.64
108. Assessments	to		408. Assessments	to	
109.			409.		
110.			410.		
111.			411.		
112.			412.		
120. GROSS AMOUNT DUE FROM BORROWER		1,914,483.64	420. GROSS AMOUNT DUE TO SELLER		1,902,735.64
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER			500. REDUCTIONS IN AMOUNT TO SELLER		
201. Deposit or earnest money		50,000.00	501. Excess Deposit (see Instructions)		
202. Principal amount of new loan(s)			502. Settlement charges to seller (line 1400)		107,394.00
203. Existing loan(s) taken subject to			503. Existing loans taken subject to		
204.			504. Payoff of first mortgage loan		1,271,469.14
			Wells Fargo Bank		
205.			505. Payoff of second mortgage loan		
206.			506.		
207.			507.		
208.			508.		
209.			509.		
Adjustments for items unpaid by seller			Adjustments for items unpaid by seller		
210. City/town taxes	to		510. City/town taxes	to	
211. County taxes	to		511. County taxes	to	
212. Assessments	to		512. Assessments	to	
213.			513.		
214.			514.		
215.			515.		
216.			516.		
217.			517.		
218.			518.		
219.			519.		
220. TOTAL PAID BY / FOR BORROWER		50,000.00	520. TOTAL REDUCTION AMOUNT DUE SELLER		1,378,863.14
300. CASH AT SETTLEMENT FROM OR TO BORROWER			600. CASH AT SETTLEMENT TO OR FROM SELLER		
301. Gross amount due from borrower (line 120)		1,914,483.64	601. Gross amount due to seller (line 420)		1,902,735.64
302. Less amounts paid by/for borrower (line 220)		50,000.00	602. Less reduction amount due to seller (line 520)		1,378,863.14
303. CASH FROM BORROWER		1,864,483.64	603. CASH TO SELLER		523,872.50

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. The Contract Sales Price described on Line 401 above constitutes the Gross Proceeds of this transaction.

SELLER INSTRUCTIONS: To determine if you have to report the sale or exchange of your primary residence on your tax return, see the Schedule D (Form 1040) Instructions. If the real estate was not your primary residence, complete the applicable parts of Form 4797, Form 6252, and for Schedule D (Form 1040).

You are required by law to provide the settlement agent with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalty of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

TNS

Donald Michael Abrashoff

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT			SETTLEMENT STATEMENT		PAGE 2	
L. SETTLEMENT CHARGES:			File Number: 12-180		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700.	TOTAL SALES/BROKER'S COMMISSION based on price \$		1,899,000.00 @	=		
Division of commission (line 700) as follows:						
701.	\$	57,180.00 to McEneaney Associates	(58,970.00 Plus 210.00)			
702.	\$	47,820.00 to Long & Foster Realtors				
703.	Commission paid at Settlement				210.00	104,790.00
704.						
800.	ITEMS PAYABLE IN CONNECTION WITH LOAN			P.O.C.		
801.	Loan Origination Fee	%				
802.	Loan Discount	%				
803.	Appraisal Fee	to				
804.	Credit Report	to				
805.	Lender's Inspection Fee	to				
806.	Tax Service Fee	to				
807.	Flood Cert.	to				
808.						
809.						
810.						
811.						
812.						
813.						
814.						
815.						
900.	ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE					
901.	Interest from	to	@ \$	/day		
902.	Mortgage Insurance Premium	to				
903.	Hazard Insurance Premium	yrs. to				
904.						
905.						
1000.	RESERVES DEPOSITED WITH LENDER FOR					
1001.	Hazard Insurance	mo. @ \$	/ mo.			
1002.	Mortgage Insurance	mo. @ \$	/ mo.			
1003.	City property taxes	mo. @ \$	/ mo.			
1004.	County property taxes	mo. @ \$	/ mo.			
1005.	Annual Assessments	mo. @ \$	/ mo.			
1006.		mo. @ \$	/ mo.			
1007.		mo. @ \$	/ mo.			
1008.	Aggregate Reserve for Hazard/Flood Ins, City/County					
1100.	TITLE CHARGES					
1101.	Settlement or closing fee	to	Land, Carroll & Blair PC		295.00	295.00
1102.	Abstract or title search	to				
1103.	Title examination	to	Davis Title/LCB		200.00	
1104.	Title insurance binder	to	Cameron Title Agency		80.00	
1105.	Document preparation	to	Land, Carroll & Blair PC			175.00
1106.	Notary fees	to				
1107.	Attorney's fees	to				
(includes above item No:)						
1108.	Title insurance	to	Cameron Title Agency		4,500.00	
(includes above item No:)						
1109.	Lender's coverage					
1110.	Owner's coverage	1,899,000.00 --- 4,500.00				
1111.	Insured Closing Letter	Chicago Title Insurance Company		20.00		
1112.	Release Fee	Land, Carroll & Blair PC		100.00		
1113.	Verify Release	Land, Carroll & Blair PC		50.00		
1200.	GOVERNMENT RECORDING AND TRANSFER CHARGES					
1201.	Recording fees	Deed \$	43.00	; Mortgage \$		
1202.	City/county/stamps	Deed \$	1,582.50	; Mortgage \$		
1203.	State tax/stamps	Deed \$	4,747.50	; Mortgage \$		
1204.	Grantor's Tax	Deed \$	1,899.00	; Mortgage \$		
1205.						
1300.	ADDITIONAL SETTLEMENT CHARGES					
1301.	Survey	to	Superior Pest Management			35.00
1302.	Pest Inspection	to				
1303.	FedEx/Wire Fee	Land, Carroll & Blair PC		60.00		50.00
1304.						
1305.						
1306.						
1307.						
1308.						
1400.	TOTAL SETTLEMENT CHARGES		(enter on lines 103 and 502, Sections J and K)		11,728.00	107,394.00

Form UH-104 (10-2007) with 10-2007

ADDENDUM TO HUD-1 SETTLEMENT STATEMENT

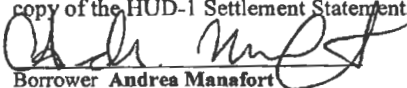
TAX ADJUSTMENTS: If proration of taxes and assessments was made on estimates prior to receipt of actual bills, the parties hereto agree to adjust the prorations shown hereon when the actual bills are received. Payments of outstanding real estate taxes not paid at settlement are assumed by the purchaser.

SUBJECT TO FINAL AUDIT: All computations are subject to final audit. Any error discovered may be corrected by the Company in which event the parties hereto agree to immediately reimburse the Company for any error made in their favor, and for the cost of the collection of same, if necessary, including reasonable attorney's fees.

EXISTING LIENS: The Sellers certify that there are no bankruptcy proceedings, Deeds of Trusts, Mortgages, Special Assessments, or HOA Dues, levied or pending, or other liens affecting the property other than those shown on page 1 of hereof, and if there are such liens, the Sellers hereby guarantee payment and release of same.

The undersigned, for and in consideration of the Company's preparation of closing documents and the conducting of closing, agree, that if requested, they will fully cooperate, adjust and correct all TYPOGRAPHICAL OR CLERICAL ERRORS discovered in any or all of the closing documents executed by the undersigned at settlement. The undersigned appoint the Company and its designees as their attorney-in-fact to correct any such errors, place our initials on documents where changes are made, and/or sign our names to and acknowledge any document or form adjusting or correcting such errors.

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.


Borrower **Andrea Manafort**

Borrower


Seller **Donald Michael Abrashoff**


Seller **Bruce A. Carter**

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

Land, Carroll & Blair PC



SETTLEMENT AGENT

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL SETTLEMENT STATEMENT CONSISTING OF 3 PAGES. WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.